

3060

**SOUTH 61ST STREET
PHILADELPHIA, PA**

±282,255 SF

AVAILABLE FOR LEASE

Jonas Skovdal

Executive Managing Director
+1 267 939 1887
jonas.skovdal@cushwake.com

Kevin Hagenberg

Managing Director
+1 610 306 7968
kevin.hagenberg@cushwake.com

Chris Butera

Director
+1 610 909 4684
chris.butera@cushwake.com

John Gartland

Executive Managing Director
+1 201 492 0553
john.gartland@cushwake.com

Chris Pennington

Partner & Senior Vice President
+1 215 448 6053
cpennington@binswanger.com

CBRE Investment
Management

DHPH
DH PROPERTY HOLDINGS

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

 **CUSHMAN &
WAKEFIELD**

 **BINSWANGER**

LOCATION



PHILADELPHIA LABOR FORCE



Total Labor Force

10 MILES

20 MILES

1,598,266

4,001,974



Manufacturing & Warehouse Operations

114,253

250,709

DRIVE TIMES

I-76

2 MILES

PHILADELPHIA, PA

5 MILES

BALTIMORE, MD

94 MILES

WASHINGTON, D.C.

132 MILES

I-95

3 MILES

NEW YORK, NY

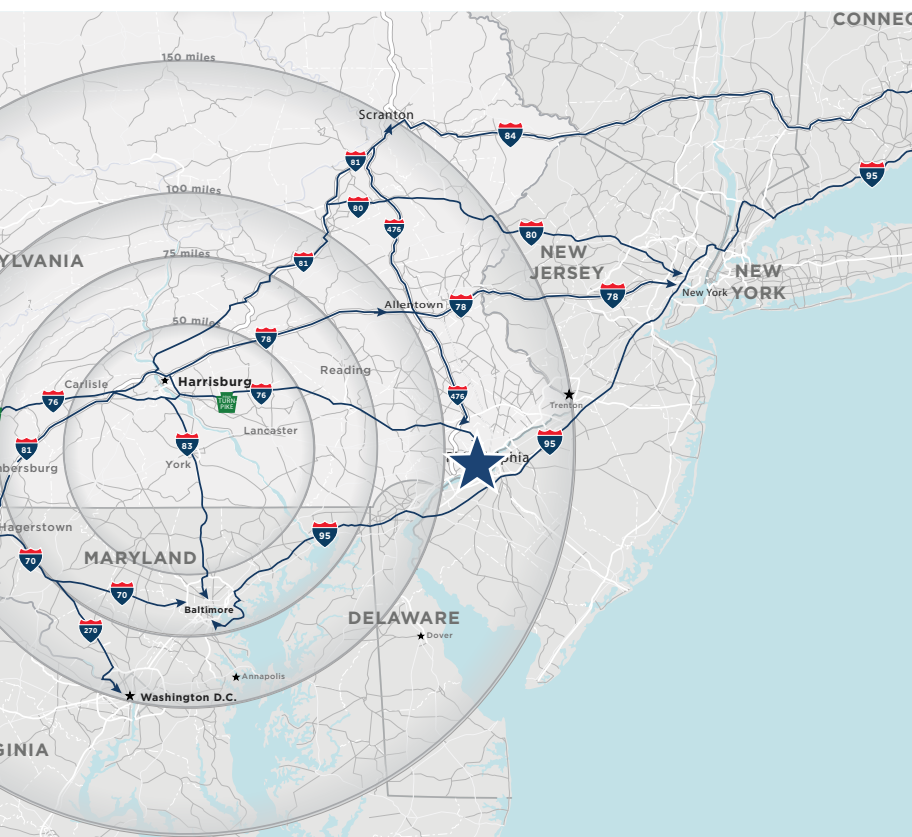
100 MILES

HARRISBURG, PA

110 MILES

BOSTON, MA

313 MILES



LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION off of Exit 347B of I-76 and Exit 13 of I-95 in Philadelphia, PA



PROXIMITY to FedEx, UPS, intermodal terminals, and Philadelphia International Airport.

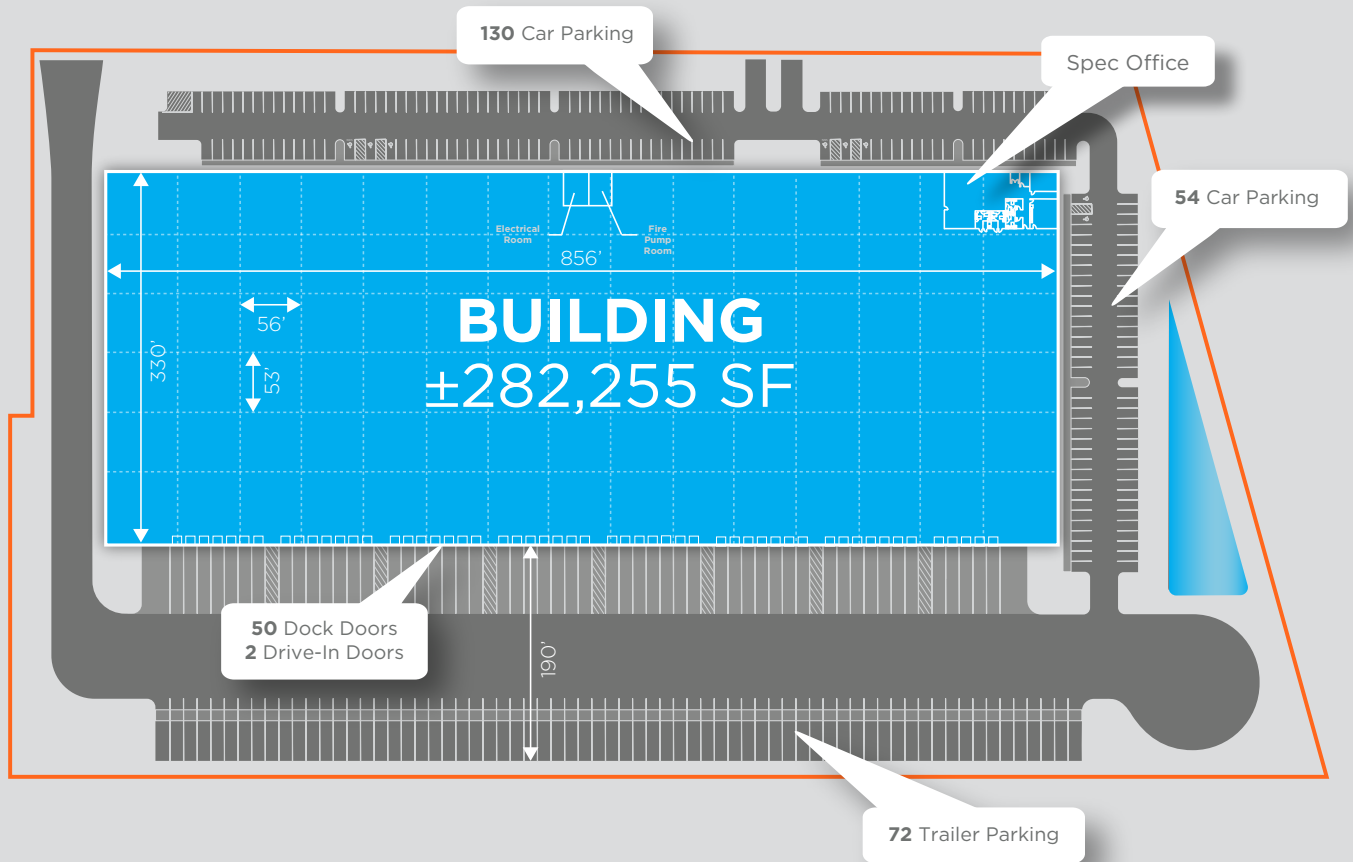


STATE-OF-THE-ART distribution center built to the highest industrial standards with LEED Gold Certification.



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



± 282,255 SQUARE FEET

50 DOCK DOORS

184 AUTO SPACES

72 TRAILER STALLS

AVAILABLE SF ± 282,255 SF

DIMENSIONS 330' x 856'

COLUMN SPACING 53' x 56'

OFFICE AREA ± 5,095 SF

CLEAR HEIGHT 40'

FLOORS 8" Reinforced Concrete

ROOF 60 MIL. TPO

TRUCK COURT 190'

TRAILER PARKING 72 Stalls

AUTO PARKING 184 Spaces

DOCK DOORS 50 Dock Doors

DRIVE-IN DOORS 2 Drive-Ins (12' W x 16' H)

POWER 3,000 amps, 277/480v, 3-phase

SPRINKLER ESFR

Jonas Skovdal
Executive Managing Director
+1 267 939 1887
jonas.skovdal@cushwake.com

Chris Butera
Director
+1 610 909 4684
chris.butera@cushwake.com

Kevin Hagenberg
Managing Director
+1 610 306 7968
kevin.hagenberg@cushwake.com

Chris Pennington
Partner & Senior Vice President
+1 215 448 6053
cpennington@binswanger.com

John Gartland
Executive Managing Director
+1 201 492 0553
john.gartland@cushwake.com

CBRE Investment Management

DPH
DH PROPERTY HOLDINGS

CUSHMAN & WAKEFIELD

BINSWANGER

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.